WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$129,000.00.**

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 2nd day of March, 2016.

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Juan Carlos Castro Estrada	SAME	148-06-0-018.00
3809 East Ridge Ridge Drive		
Nashville, TN 37211		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Roy S. Jones and wife, Cynthia L. Jones,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Juan Carlos Castro Estrada and wife, Ena Ruth Suazo de Castro,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 22 on the Plan of Murray Heights, of record in Book 2663, page 37, Register's Office for said County.

Said Lot No. 22 fronts 75 feet on the westerly side of East Ridge Drive and runs back 312.1 feet on the northline and 302.11 feet on the South line to a dead line in the rear, which is a broken line and measuring 75 feet thereon.

Being the same property conveyed to Roy S. Jones and wife, Cynthia L. Jones, from Brandon D. Anderson, by deed on October 21, 2013, of record in Instrument Number 20131028-0111605, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2663, page 37, Register's Office County, Tennessee.

This is improved property known as: **3809 East Rdge Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this March 2, 2016.

Davidson County DEEDWARR
Recvd: 03/04/16 09:04 2 pgs
Fees:13.00 Taxes:477.30
20160304-0020800

Roy S. Jones

Cynthia Lynn Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roy S. Jones and Cynthia L. Jones** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 2, 2016

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.